

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

OCTOBER 19, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri , Vice Chairman Murphy and Commissioners Collins, Daley, Gainer, Goslin, Moreno, Peraica, Reyes, Schneider Sims, Steele and Suffredin (12)

Absent: President Stroger and Commissioners Beavers, Butler, Claypool, Gorman and Reyes (5)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

307183 DOCKET NO. #8639 - JENNY KAMBA, Owner, 4752 South Lotus, Chicago, Illinois 60638, Application (No. SU-10-05; Z10032). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-80-45 in Section 9 of Stickney Township. Property located on the west side of Lotus Avenue approximately 75 feet north of 48th Street in Stickney Township, County Board District #11. Intended use: For continued use of multi-family dwelling in the existing structure. No new improvements proposed. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Daley, seconded by Vice Chairman Murphy moved the approval of Communication No. 307183. The motion carried.

SECTION 2

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

307184 DOCKET #8640 - B. MATTHEW STARZYK, Owner, 5028 South Lotus, Chicago, Illinois 60638, Application (No. SU-10-06; Z10033). Submitted by Bradley K. Sullivan, 79 West Monroe, Suite 1020, Chicago, Illinois 60638. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of three dwelling units in an existing single family residence as previously amortized under SU-83-24 in Section 9 of Stickney Township. Property consists of approximately 0.14 of an acre located on the east side of Lotus Avenue approximately 97 feet north of 49th Street in Stickney Township, County Board District #11. Intended use: For continued use of expired amortization, 25 year, Su-83-24. No new improvements proposed. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Vice Chairman Murphy, moved, the approval of Communication No. 307184. The motion carried.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

308418 DOCKET #8654 - Z. TIJANIC, Owner, Application (V-10-38): Variation to reduce rear yard setback from 40 feet to 25 feet (existing); reduce right side yard setback from 10 feet to 5 feet; reduce lot area from 10,000 square feet to 9,912 square feet (existing); and reduce left side yard setback from 10 feet to 2 feet (existing) for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Gayle Court approximately 284 feet west of Julie Drive in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The above application appeared on the 9/15/10 agenda under communication number 308593 and was approved. Please receive and file communication no. 308418.

Vice Chairman Murphy, seconded by Commissioner Steele, moved the approval to receive and file Communication No. 308418, as amended. The motion carried.

SECTION 4

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

- 309208 DOCKET #8666 – T. MASTERS, Owner, Application (V-10-44): Variation to reduce corner setback from 30 feet to 5 feet (existing) for a metal shed in the C-3 General Service District. The subject property consists of approximately 0.27 of an acre, located on the southeast corner intersection of Southwest Court approximately 180 feet west of Willow Springs Road in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 309209 DOCKET #8668 – J. STEPHENS, Owner, Application (V-10-46): Variation to reduce lot area from 40,000 square feet to 12,771 square feet (existing); and reduce lot width from 150 feet to 99 feet (existing) for a proposed single family residence to be served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the southwest corner of 117th Avenue and 156th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Health Department approval #16671

- 309210 DOCKET #8672 – L. & S. POMERANCE, Owners, Application (V-10-49): Variation to increase height of fence in front and corner yard from 3 feet to 6 feet (on a thru lot) to replace existing fence in the R-4 Single Family Residence District. The subject property consists of approximately 0.42 of an acre, located on the southwest corner of Lake-Cook Road, Birchwood Road and Chestnut Road in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

309211 DOCKET #8679 - N. ALMAZAN, Owner, Application (V-10-55): Variation to increase height of masonry wall fence in front and corner side yard from 3 feet to a range of 6 feet to 6 feet 6 inches (existing), and increase height of masonry wall fence in side and rear yard from 6 feet to 8 feet 2 1/2 inches in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the southwest corner of Norma Court and Washington Road in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

309212 DOCKET #8680 - KOSHKONONG PASTORAL CENTER, INC., Owner, Application (V-10-56): Variation to reduce setback from 15 feet to 5 feet (existing), and increase square footage of sign from 32 square feet to 81 square feet (existing) for school identification sign in the R-3 Single Family Residence District. The subject property consists of approximately 31 acres, located on the southwest corner of Bell Road and 115th Street in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Steele moved, the approval of Communication Nos. 309208, 309209, 309210, 309211 and 309212. The motion carried.

Commissioner Steele, seconded by Vice Chairman Murphy, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary